

THE GALLERY AT WESTBURY PLAZA

900 Old Country Road | Garden City, NY 11530

Eliot Fierberg | efierberg@equityone.net | 860.523.8992 | www.equityone.net



PROPERTY OVERVIEW

The Gallery at Westbury Plaza is a ground-up development project located in the center of Nassau County, Long Island, in the affluent Village of Westbury. The area has strong middle-income demographics that will support a ground-up development of this size and benefit from the strong daytime population within the trade area. The project opened successfully in August 2012.

FEATURES

PROPERTY SIZE

313,211 sq. ft.

GPS COORDINATES

Lat. 40.7437 / Long. -73.6045

DAILY TRAFFIC COUNT

47,000 AADT (Old Country Rd)

DAYTIME POPULATION

392,925 (5 miles)

COUNTY

Nassau

DEMOGRAPHICS

2011 Estimates - Sites USA

POPULATION

1 mile: 12,765

3 miles: 163,998

5 miles: 457,470

NUMBER OF HOUSEHOLDS

1 mile: 4,461

3 miles: 51,448

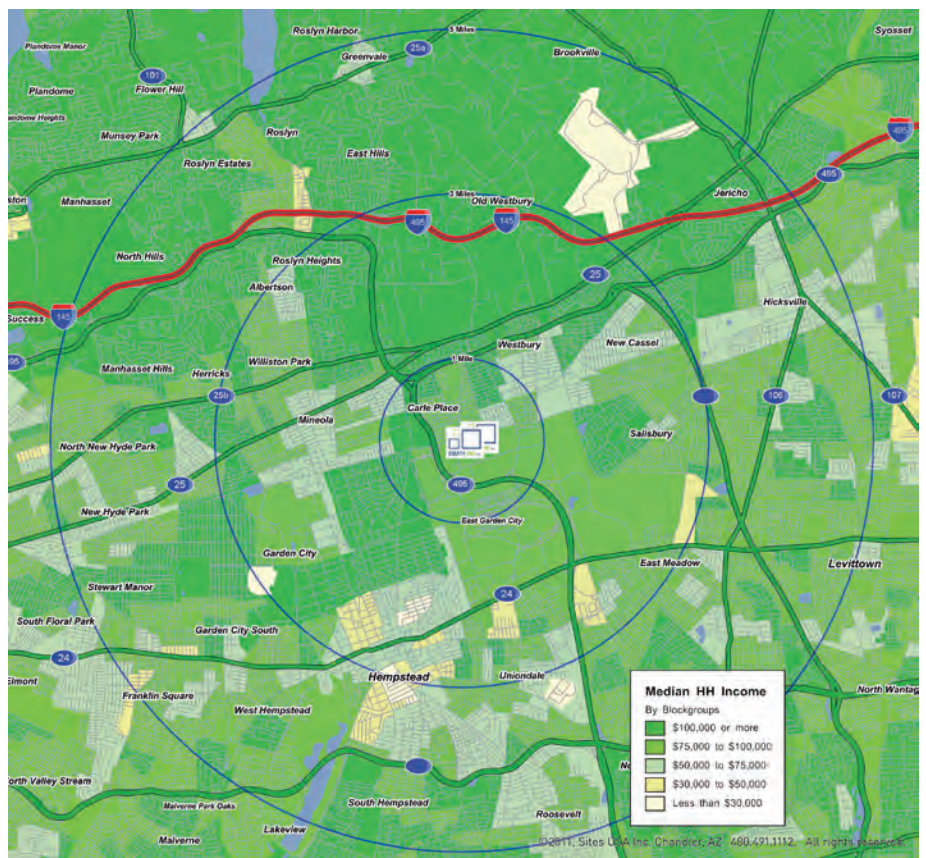
5 miles: 144,429

AVG. HOUSEHOLD INCOME

1 mile: \$95,249

3 miles: \$108,148

5 miles: \$120,598



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EQUITYONE INC.

CURRENT TENANTS

Unit #	Current Tenant	Sq. Ft.
10	The Container Store	24,953
102	Ruby and Jenna	2,689
130	Nordstrom Rack	37,448
140	Bloomingdale's 152	26,102
150	Gap Outlet/Banana Republic	19,796
160	Saks Fifth Avenue	27,504
20	Trader Joe's 550	13,004
30	Starbucks	1,740
40	General Nutrition Center	1,500
50	S.A. Elite by Sports Authorit...	19,646
70	Old Navy 3988	22,059
80	Lane Bryant Store 4808	6,782
90	Ulta 544	9,990
92	Noodles & Company	3,063
96	Red Mango Yogurt & Smoothies	1,650
PAD1	Shake Shack	3,500
PAD3	Verizon Wireless	4,000
PAD4	Bank of America	3,000

SPACE AVAILABLE

Unit #	Sq. Ft.
110	11,125
120	31,289
32	1,664
34	3,089
36	2,500
38	1,924
44	4,962
46	6,300
60	8,969
94	5,287
98	4,176
PAD2	3,500

■ SPACE AVAILABLE



This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to change without notice and at the owner's discretion. Unit numbers as indicated are not necessarily the actual suite numbers and are intended for use as a reference only.

Number of Units: 30

As of 12/17/2012

The Gallery at Westbury

Westbury, NY

60,000 sf of Prime Retail Space Available for Lease

Old Country Road between East Gate Drive & Zeckendorf Boulevard



Shopping Center Size
313,000 sf

Available Sizes
1,500 - 42,000 sf +/-

Parking
1,328 spaces

Neighbors
Roosevelt Field Mall, Best Buy, Target, Costco, Buy Buy Baby

Comments

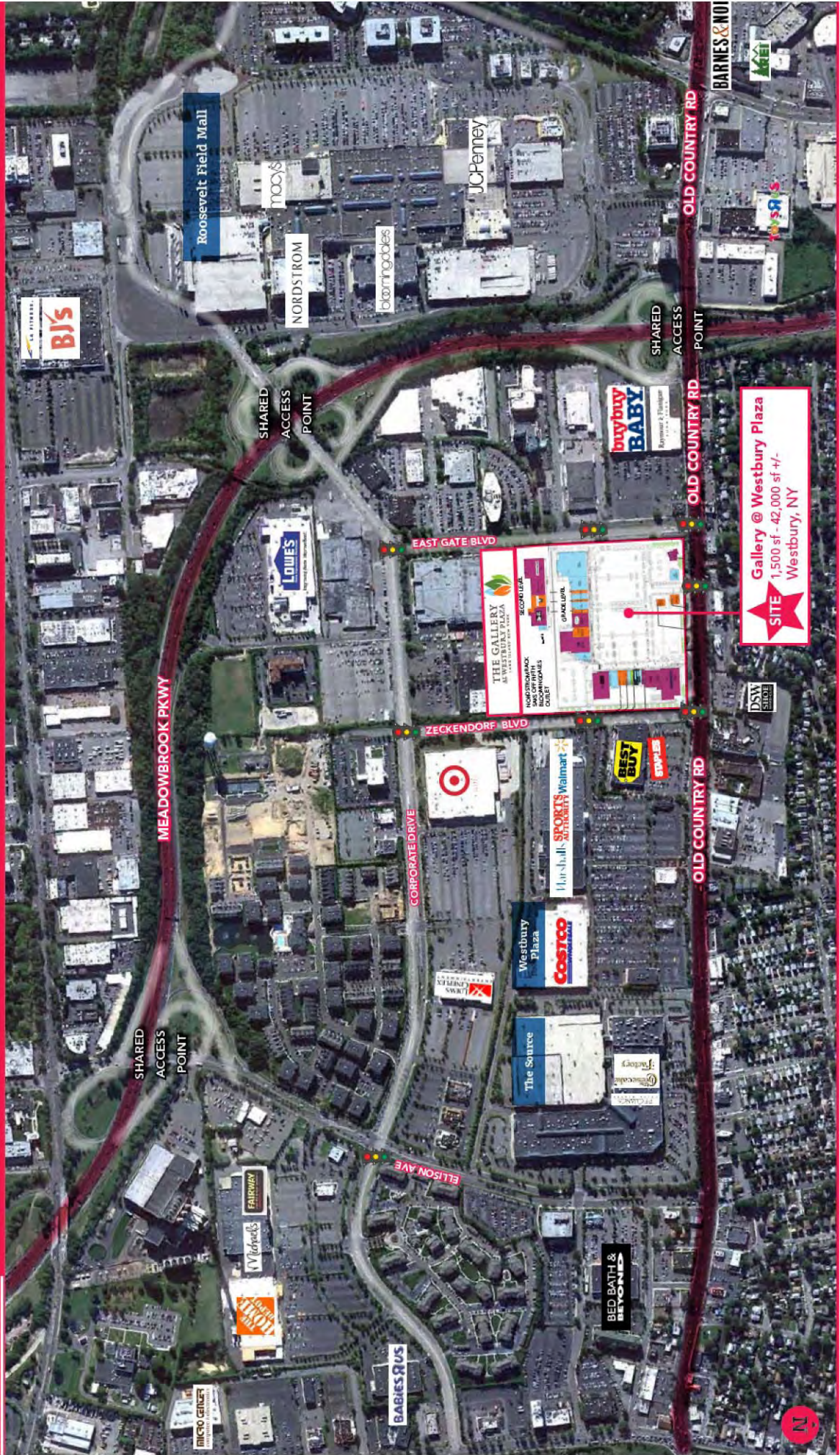
- In the heart of the Westbury trade area, one of the best trade areas in the nation
- 1,100 feet of frontage along Old Country Road between Roosevelt Field Mall and Westbury Plaza, two of the most successful shopping centers in the country

COME JOIN THE CONTAINER STORE, TRADER JOE'S, SAKS OFF FIFTH, BLOOMINGDALE'S OUTLET, NORDSTROM RACK, ELITE, OLD NAVY, ULTA, SHAKE SHACK, RED MANGO, ORVIS, STARBUCKS, GNC, RUBY & JENNA & VERIZON WIRELESS

Demographics

2000-2010 Census, 2012 Estimates

	1 mile	3 mile	5 mile
2012 Population Estimate	12,475	166,039	460,875
2012 Household Estimate	4,335	51,979	145,549
2012 Median Household Income	\$85,244	\$95,351	\$105,831
2012 Daytime Population	22,775	127,471	249,250



Roosevelt Field Mall

NORDSTROM

bloomingdales

JCPenney

OLD COUNTRY RD

BARNES & NOBLE

SHARED ACCESS POINT

SHARED ACCESS POINT

OLD COUNTRY RD

MEADOWBROOK PKWY

SHARED ACCESS POINT

CORPORATE DRIVE

EAST GATE BLVD

ZECKENDORF BLVD

OLD COUNTRY RD

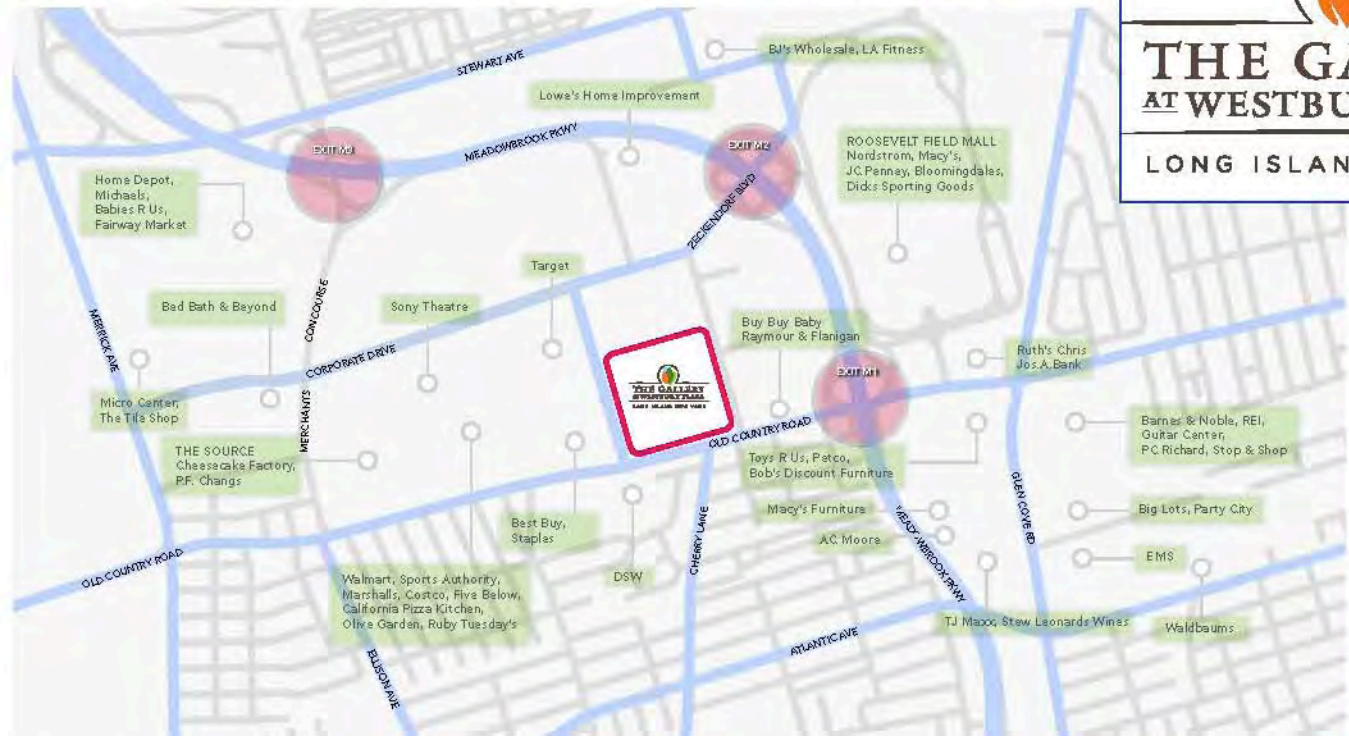
ELLISON AVE

SITE
Gallery @ Westbury Plaza
1,500 sf - 42,000 sf +/-
Westbury, NY






**THE GALLERY
AT WESTBURY PLAZA**
LONG ISLAND NEW YORK



DEMOGRAPHIC COMPARISON
 10/3/2012 **SOURCE: ESRI BUSINESS ANALYST ONLINE**

STATISTICS (as of 2011)	BERGEN TOWN CENTER	GALLERY AT WESTBURY PLAZA
POPULATION	POPULATION	POPULATION
5 mi	509,231	449,265
10 mi	2,830,808	1,730,171
15 mi	6,679,460	3,805,199
INCOME	INCOME	INCOME
5 mi	\$91,937	\$114,443
10 mi	\$73,835	\$109,220
15 mi	\$80,496	\$90,202

